

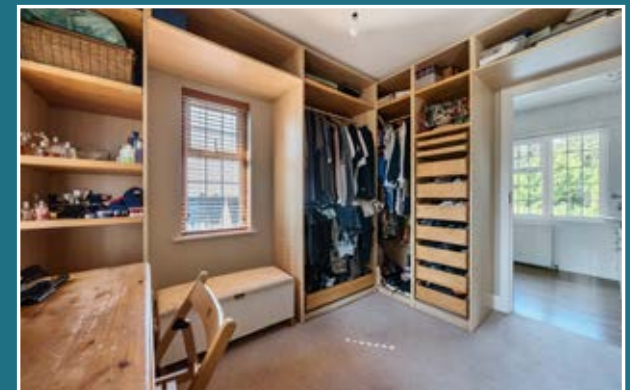
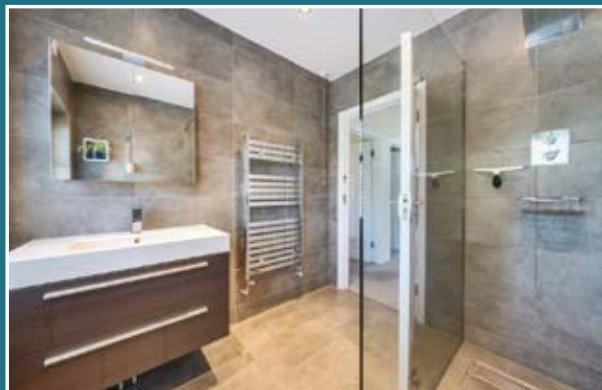


Glebe Hyrst, Sanderstead, South Croydon, CR2 9JE
Offers Over £1,250,000

- Sought after Truett & Steel built house
- Arranged over three floors
- 10 minute walk to Sanderstead Village
- Five bedrooms
- In & out driveway

- Large garden & Summerhouse with WC
- Three bathrooms
- Double integral garage
- Utility room & Conservatory
- Close to all essential amenities and popular schools

Hannah James Estates are proud to present this most attractive 5 bed “Truett & Steele” detached family home positioned in the sought after tree lined road of Glebe Hyrst, within walking distance of the desirable Sanderstead Village. The current owners have carried out various improvements to the property. From the moment you arrive the curb appeal will leave you in awe with its in & out driveway providing off-street parking for several cars. Furthermore, there is a double garage with shelving & storage units with access to the rear garden.



On entering the property via the enclosed porch & original front door a welcoming entrance hall awaits with wooden parquet flooring. The accommodation extends to over 3000 square feet & is immaculately presented. Arranged over three floors, the ground floor comprises of 2 reception rooms, downstairs shower room with WC, understairs storage, utility room, kitchen & conservatory.

The wonderfully bright snug/ TV room with parquet flooring & gas effect log burner makes it a perfect space for unwinding & relaxing of an evening.

Prepare to be amazed by the extensive, triple aspect L shaped lounge/TV room which stretches to over 34ft & has been extended by the current owners. Features include large window to front & two further large windows & patio door to rear, with views across the garden filling the room with natural light & allowing access to the rear garden which makes this a superb space to host for family & friends. There is also a log burner which can be enjoyed during the winter months.

There is a comprehensively fitted solid oak kitchen with integrated appliances, moveable island & finished with granite worktops, large Rangemaster double oven with 5 gas burner hob & warming plate. Open plan from the kitchen is a lovely large conservatory with underfloor heating with access to the patio area in the rear garden, a great space for dining & entertaining.

From the kitchen you have access to the long, bright utility room with storage & worksurface with ample space for washing machine, tumble dryer & Worcester boiler servicing a pressurised hot water system. From the utility room you have access to both the rear garden & driveway. Completing the ground floor is the downstairs shower room with separate shower, WC, & wash basin.

The first floor of the property features four double bedrooms & a family bathroom/wet room with walk in shower & wash basin plus a separate WC. The master suite comprises of the main bedroom with full height wardrobes plus an adjacent dressing room fully fitted with storage & further hanging space plus a dressing table area. From the dressing room you have access to the "Jack & Jill" ensuite bathroom. This ensuite serves both the master bedroom & the 3rd bedroom & comprises of a corner bath, WC & vanity unit with wash basin.

On the second floor is a most appealing large triple aspect bedroom which is flooded with natural light. There are built in wardrobes & drawer units, plus additional storage within the eaves which could also offer the potential of an en-suite.

The beautiful rear garden has a variety of mature trees, shrubs & flowering borders & is a particular noteworthy feature of the property. Ideally positioned with other neighbouring properties the garden boasts an abundance of privacy & sunlight with two top patios that attract the summer sun from morning until the evening's last rays. Perfect for BBQs & alfresco dining. The main lawned area has a pond with netting. At the rear of the garden is a home office with power points, heating, Sky TV, internet, wash basin & fridge. There is also an additional summer house which has previously been used as a games room & art studio with power points & heating. There is a separate WC hidden behind the summer house with wash basin & plumbing back to the main house. There are three further garden sheds for extra refrigeration, freezers, & storage.

Glebe Hyrst is one of Sanderstead's most desirable roads within a short level walk of Sanderstead Village.

Sanderstead is mentioned in the Domesday book as Sandestede, meaning sandy place and has a 13th century church at it's heart. It is renowned for its open spaces and community spirit. The area has wonderful outside recreational spaces with renowned golf courses, tennis courts, and cricket clubs.

The village provides a range of shops that include Costa Coffee, salon, barbers, dry cleaners, opticians, pharmacy and a Waitrose Supermarket.

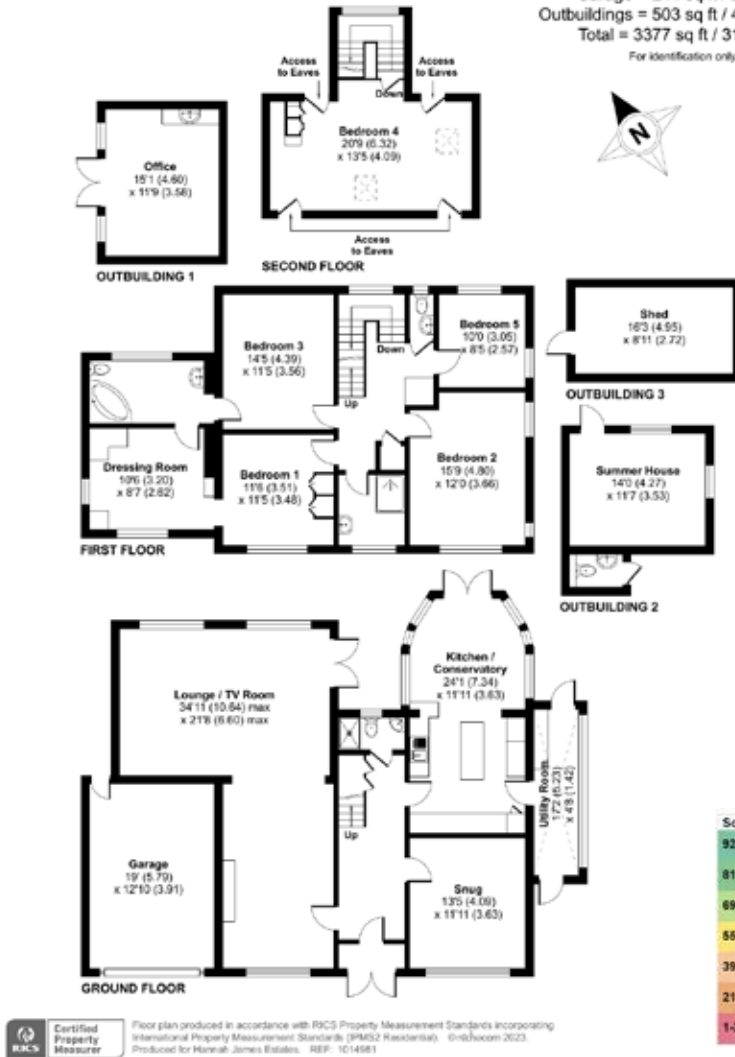
Kingswood woods is within walking distance and is a 140 acre bluebell wood, reputed to have been a popular hunting ground of Henry VIII.

The open space of Sanderstead Recreation Ground comprises of a swing park, coffee shop and a central pavilion currently being used as a nursery. Waitrose, Sainsbury's, Tescos and Aldi are all close by. There is also a good range of both state and independent schools including Riddlesdown Secondary school, Croydon High, Whitgift Boarding school, and Royal Russell school. Furthermore Gresham Primary, Sanderstead Park Nursery, Atwood Primary Academy and Ridgeway Primary & Nursery are all close by.

Situated within easy reach of open countryside at Riddlesdown Common. Riddlesdown, Sanderstead & Purley Oaks train stations are all within walking distance, with frequent direct services to London Bridge and London Victoria with an impressive commute time of 20 minutes. East Croydon is just a few stops away with transfers to London Gatwick and the coast. Additionally, the 412 and 403 bus routes are close to hand serving neighbouring towns.

Glebe Hyrst, South Croydon, CR2

Approximate Area = 2630 sq ft / 244.3 sq m
 Garage = 244 sq ft / 22.6 sq m
 Outbuildings = 503 sq ft / 46.7 sq m
 Total = 3377 sq ft / 313.6 sq m
 For identification only - Not to scale



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